Dut-of-Town Property Figures at \$75,000. in Several Transactions.

Some big upper West Side trades have several instances out-of-town property was taken in part payment.

Ernest C. Hinck, Mayor of Montelair. N. J., recently got a plot of about fifteen Dyckman lots in an exchange for a Mont-

Jacob H. Westheimer and Augusta Herman were the principals in a \$140,000 trade, the former getting the six story apartment house at the southwest corner 159th street and Amsterdam avenue and the latter a five story double flattouse, No. 483 Columbus avenue.

David Stewart negotiated one of the erly period in question. For the Dayton Realty Company he sold to the Hoguet tstate the Dayton Court, at the northwest 160th street. Dayton Court was held at Park, Long Island. \$300,000. The Hoguet estate gave in part west of Broadway.

way, opposite 124th street, also changed bands. They were bought by William H Hall, who gave in payment the Knowlton partment house, No. 623 to 627 West 185th street. The Oakley Hall apartments were valued at \$125,000 and the Knowlton

The Scheer, Ginsburg Realty and Construction Company added to its holdings by the purchase of the Huntingfield apartment house, Nos. 615 and 617 West 113th been reported in the last three months. In street, the sellers getting in the trade a modern six story Cherry street flathouse. Henry Corn and the Bendheim Construction Company were active, too, along these lines. The company gave in part payment for a vacant plot at the southwest corner of Academy street and Sherman avenue, which was owned by Mr. Corn, two five story houses in Vermilye avenue, south of Academy street. The

> houses were built this year. The six story elevator apartment house known as the Joan d'Arc, at the southavenue, was sold by Jacob Hirsch to Max | Company, which gave in exchange a block | gotiated by Edwin L. King. He sold for | States government for a term of ten

payment a vacant plot in 140th street, story flathouse, with stores, at the south- houses in 44th street, near Thirteenth west corner of 174th street and Amster-lavenue, Borough Park, Brooklyn. The Oakley Hall apartments in Broad-dam avenue to the Henry Morgenthau

Deputy Collector of Assessments and Arrears, Borough of Manhattan. 280 Broadway, Room H. New York.

Dear Sir: The undersigned hereby requests that the following described parcels of land in the Berough of Manhattan be registered in the Division of Notification of Amesiments, Bureau for the Collection of Assessments and Arrears, Department of Finance, City of New York, in the same of

> Post Office Address. Yours truly, DESCRIPTION DESCRIPTION DESCRIPTION LOCATION LOCATION Block Block

LOCATION

Applicant's interest in Property

Block

payment the family houses at Rockaway sterdam avenue, was sold by Harry B. Mrs. Gibson gave in part payment a plot office.

Davis for the F. & F. Company. Mr. 1200 000. The Hognet estate gave in part. Aaron Goodman disposed of the six Davis took in part payment eighteen flat- son avenues. A trade involving about \$500,000 was ne-

most interesting exchanges of the quar- Silverstein, who resold the property to of about twenty-two lots fronting on John Palmer the Edwin apartment house, years the building in course of construcat the northeast corner of 147th street tion, on a plot 50x100 feet, at Nos. 748 and fine roads and invigorating air, freedom Company. Mr. Silverstein took in part | The Florence apartment house, at the and Broadway, to Mrs. I. Gibson, who 750 Manhattan avenue, Brooklyn. The payment Cherry street flathouses and southwest corner of 176th street and Am- was represented by N. A. Berwin & Co. building will be used as a branch post-

A RECORD WHICH PROTECTS PROPERTY OWNERS.

William Otten has leased to the United The property is known as the Prevost

LONG ISLAND

LONG ISLAND.

estate, on Boston Post Road and bounded by Pelham Bay Park, East Chester Ship Canal and the Hutchinson River, Borough of The Bronx. It is to be sold at public auction in lots and plots of varying dimensions by Joseph P. Day, on Saturday, October 26, at 2 o'clock, on the premises, under a mammoth tent.

BUY AT MOUNTAIN LAKES

Two Fine Homes Purchased at Pretty Place Last Week.

Mountain Lakes report the sale of two fine homes in the last week, one to Miss Ellen H. Coffin, of Jersey City, an eightroom house, with all conveniences, on a plot 300x150 feet, at Ogden and Condit Road, and to Charles A. Durling, of Manhattan, a commodious house, on plot 200x 175 feet, on Towerhill Road, within a few hundred feet of Laurelhill Road. Both homes command a fine view of the Moun-

tain Lakes. The superb views of mountains, hills, plateaus and sparkling lakes, miles of from mosquitoes, fogs, etc., and the idea; social conditions explain the ever increas-Mrs. Gibson gave in part payment a plot in 28th street, between Fourth and Madison avenues.

PREVOST ESTATE AUCTION SALE.

Another old estate, long held in one ownership, is to pass to small owners.

William Otten has leased to the United The property is known as the Prevost round.

Sum Is Cost of 368,227 Flat-

houses Erected Since 1901.

The number of tenement houses erected; in the city from January 1, 1902, the date of the organization of the Tenement House Commission, to September 1 last, together with the number of suites, is as

29,423 Total for city 368,227

The cost of the houses by boroughs and the grand total are as follows:

ROOM HUNTING?

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

Tuxedo Park Residence

Owned by the late George Lorillard Ronalds, occupying a charming location in exclusive Tuxedo Park and known as "Ronalds Cottage," will be offered by me at Public Auction on Thursday, October 17th, at 12 o'clock noon, at the Exchange Salesroom, 14 Vesey Street, N. Y. City, by instructions from William H. Sage, Esq., Trustee.

The grounds included in this sale consist of shout 21/2 acres of high land with a frontage of 800 feet on Tuxedo Lake and are occupied by a 8-story stone residence containing 19 rooms, 4 baths, every modern improvement and beautifully decorated throughout. The furnishings, which are of artistic design, are not included in the sale but may be purchased separately from the trustee. There are also a spacious garage, summer house, ice-house, boat-house, garden and shade trees on the property.

Sixty-six and two-thirds per cent of the purchase price may remain on bond and mortgage for 8 or 5 years at five per cent.

TO REACH PROPERTY-Take Eric Railroad to Tuxedo. The entrance to Tuxedo Park is right at the Station. WILLIAM H. SAGE, Esq., Attorney and Trustee, 156 Broadway, New York City.

31 Nassau St., N. Y. City. Send for booklet.

Important.

Read letters to Joseph P. Day in Wednesday's papers.

REAL ESTATE.

Three Home Runs ONLY \$5,750 \$500 Down Stiance \$35 Monthly, covering Principal and Interest.

287 Sterling Street 290 Sterling Street

Price \$6250 \$750 Cashe Bulance \$40 per month Free title by Title Guarantee and Trust Co.

'Phone 6480 Main

Realty Associates 162 Remsen Street, Brooklyn

Price \$6950

\$1000 Cash

Latest Group

Lasy

Homes

Housekeeping

Phone 6460 Main

Now ready for Inspection. On Clarkson Street, between Flutbush and Bedford Street, between Flatbush and Bedford Avenues. Fistbush Ave. trolley or Woodruff Avenue Station of Brighton Beach "L" 2 blocks from property. Handsomest row of 2-story and cellar, stone, bay window front dwellings in aristocratic Flatbush. 9 rooms and bath; hardwood trim throughout, piano finish; quartered white oak floorings hot water heat. As plumbing and fixtures. Lots extra deep, \$82 feet. Representative on premises day and evening. Clarkson St. and Flatbush Avenue.

\$9,250 \$1,000 Cash, monthly covering principal and interest.

Title guaranteed free by the Title Geerantee and Trust Company. Realty Associates

REAL ESTATE FOR SALE OR TO LET BOROUGH OF BROOKLYN.

Come Down To-day and

see the completely furnished model and make a personal inspection of the fnest Residential Park in Brooklyn

Kings Cawn

By the best transportation in GREATER NEW YORK The Brighton Beach Elevated and Subway Line.

Small Houses of high class construc-tion and finish, containing every lux-ury and improvement that is found in better class of apartments (at onehalf the cost), and have every con-venience of the city with the joys of a suburb combined. A Place Where Life Is Worth Living.

Terms to Suit.

Garage Privilege with Every House, HOW TO GET THERE: Take Brighton Beach "L," get off at Kings Highway, walk over on Avenue Q to Grean Farkway. We Sell to Refined People Only. Descriptive Booklet on Request.

R. C. DOGGETT, Owner and Builder, Ave. Q. B'klyn, N. Y. Phone Midwood 5703.

Price \$5,500 and Up.

\$35.00 a Month

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One Family Brick House On Finest Street in

BENSONHURST

19th St., bet, 19th and 20th Ares., B'klyn Seven or eight rooms and bath, high cleas construction and finish, and every luxury found in a \$75 apartment.

ASPHALT STREET, WITH ALL ASSESSMENTS FAID.

WERE BUILT TO SELL AT \$8,990;

OUR PRICE.

\$5,000

Initial payment to suit your purse Take West End train at Brookly; fidge or Atlantic ave, and get off at 79th station and walk two blocks east. Representative on property.

ONE AND TWO FAMILY BARGAINS. 1908 AVE. M., near Brighton "L"; I family brick; hardwood; \$3,950.

128 PRESIDENT ST., near Uttex; I family brick semi-defached; driveway; \$6,000.

1184-598 EASTERN PARKWAY—2 sty, basement 2 fam, residences; \$10,000, \$11,500.

266 GRANT, CYPRESS HILLS—2 family detached; \$4,000.

261 BERRIMAN ST.—1 fam, frame; secrifice; \$3,000.

Inspect to-day or wall.

fice: \$3,000.
Inspect to-day or write. Brokers Paid.
GILBERT ELLIOTT, 44 Court St. Handsome Flathush Detached Home PROSPECT PARK SOUTH

OWNER VERY ANXIOUS TO SELL.

Cerner house, 12 rooms; modern in every
respect; hardwood throughout; tiled bath,
electricity, etc.; plot 50 feat front, 92% rear,
106 deep; ample room for garage; price
moderate; little money required. OWNER,
79 Westmingter road.

\$3,500. FLATBUSH GEM \$100 down. \$27 per month. 1 family cottage, rooms and hath, steam heat, parquet floors, under in cellar. C. E. WILLIAMS, 1945 albush ave., B'klyn.

LONG ISLAND.

ACREAGE AT A BARGAIN 107 ACRES AT OYSTER BAY

Beautifully situated on a broad plain, 150 feet above level of Cyrier Bay Village, overlooking the Bay, adjoining the north end of the Village of East Norwich. 75 acres level, 25 acres rolling, 7 acres of fine old timber, 2,100 feet front on macadamized road. A grand property for an estate or subdivision. Owner wishes to close it out at a sacrifice. Land worth \$1.000 per acre, can be had for \$550 per acre on reasonable terms. Apply to WILLIAM H. MOFELTY. REALITY COMPANY, 183 MADISON AVENUE, NEW YORK CITY.

COUNTRY PROPERTIES.

The Lure of the Land

Thousands who are tired of the city's drudgery are turning their eyes to the great farm lands of America. Before you invest any of your money, know what you are doing. Don't spend a dollar without being fully posted. Books, maps, and comparisons that are absolutely authoritative and of incalculable value to future farmers will be furnished absolutely free.

WRITE TO LAND DEPARTMENT 71 West 23rd Street, Suite G, New York City

A BEAUTIFUL VINEYARD

14 acres: many varieties of grapes; on Lake Canandalgua, the most picturesque place in the state; grapehouse (two stories and collar), wine press, trays, baskets, etc.; \$2.000 to close estate. JOHN J. LENEHAN, trustee, 71 Nassau St., New York City.

CONNECTICUT.

FOR SALE.—Farm in lower Berkshires; very desirable for gentleman's cetate or summer boarding business. Particulars owner, Hills-dale Farm, Brookfield Center, Conn. R. D. 32.

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SOLD



But we are constructing several more of unique design, and we invite your inspection of them. Nowhere else in the world have the hands of man and Nature been so harmoniously joined in the production of an ideal as in this woodland tract of 450 acres.

ESTATES OF GREAT NECK

GOVERNED BY HOME RULE. Being Incorporated as a Village in Itself.

EXPRESS SERVICE OF 29 MINUTES TO PENNA. TERMINAL IN MANHATTAN NOW. Within 6 months, 20 minutes without a step.

36 MINUTES FROM MANHATTAN NOW AREA ONE SQUARE MILE ON LITTLE NECK BAY OF LONG ISLAND SOUND One hundred feet elevation above water ONE HUNDRED ACRES OF BEAUTIFUL WOODLAND TWO RAILROAD STATIONS OUTS. POUR HUNDRED ONE-ACRE STATES FOURTEEN MILES FROM QUEENSBORD BRIDGE SHORT TRIP AND SMOOTH ASPHALT ROADS FOR MOTOR CARS: SMOOTH WATER FOR MOTOR BOATS SMOOTH WATER FOR MOTOR BOATS STATES SERVICE OF 19 MINUTES TO PENNA. TERMINAL IN MANHATTAN

Telephone, 3620 Madison Square.

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New York City's refined and restricted home colony; minutes from the Penn. Long Island Terminal: 800 train: a day. All city improvements -- water, gas, electricity, sewers, etc.

OUR BUILDING EXHIBIT now being held in the Lodge on our property shows plans of homes, the method of construction and the materials

You can select just what you want in the way of a home. The terms we will arrange to suit your income.

Write for particulars.



BOROUGH OF QUEENS

Model Homes-Ideal Surroundings HOMES READY FOR OCCUPANCY. All Conveniences at Your Command. Learn Our Coussal Offer and Terms.

Come Select Your Home at Queens Manor. Queens Park, Inglewood John L. Cummings, Queens, N.Y.

Forest Hills Gardens Sage Foundation Homes Company

WISH TO SELL A VERT PRETTY S-ROOM house; ample grounds; hedge, flowers, etc.; in fine neighborhood; streets kept beautiful; everything of the best and up to date; private care has been taken; 22 minutes by rail; must have \$100 cash, balance \$30 a month, CASHIER, \$25 Bridge st., Brooklyn. VIRGINIA.

OLD VIRGINIA PLANTATION Colonial Mansion George Washington

Fourteen Miles from the City of Washington, D. C. 804 Acres, all under high cultivation. Man-on of brick, and one of the few remaining undmarks in that section. Contains all mod-rn conveniences. Good farm buildings. Ex-

cellent water.

Owner will sacrifice this property or exchange for Manbattan income.

\$100 PER ACRE. F. R. WOOD, W. H. DOLSON CO..

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The Centre of Transit for the Metropolitan District "L" Stations

Subway All within a Step.

Absolutely Safe Past-Running BLEVATORS (Plunger Type)

Service

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OPEN EVERY DAY IN THE YEAR

APPLY FOR TERMS TO THE RENTING AGENT ROOM 610

ENGLEWOOD, N. J. FOR SALE.

This home on the Palisades across the Hudson River, opposite the upper end of Manhattan Island, contains its rooms and 6 bathrooms, covered sleeping porch, plenty of cleects, three large trunk rooms; hardwood floors; best of plumbing; electric light and gas; heating system designed by expert, four open fireplaces and ten year supply of cut wood; built by present owner and occupant; Messrs. Chapman & Frazer, Boston, architects; there is one acre of ground and a large two story garage and tool house combined; 12 minutes walk to the system; send for plans and description.

MESTCHESTER COUNTY.

WESTCHESTER COUNTY.

QUAKER RIDGE SECTION
30 ACRE ESTATE
ONLY 18 MILES OUT
Offered at about ½ of its cost and including all the costly furnishings, stock, etc.; woods, brook, lake, gardens, paddocks, wastings, greenhouses, farm buildings. tool house combined; 12 minutes walk to t station; send for plans and description. A dress W. W. GRANT, 140 Nassau st., N. Y.

ARTS AND CRAFTS HOME g different), stucco and shingles; large ide chimnes; ready for occupancy; de-tful location; three minutes from sta-and trolley; large plot; special price 90 Nurtley REALTY COMPANY. 90 Nassau st., N. Y., or West Nutley, N. J.

English Manse For Sale

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ooks the Sound: 2 cottages, garage and wher buildings. Perfect condition. One nile from the station. NICHOLS & HOBBIE, 7 East 42nd St.

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473 WEST 141st STREET JAMES J. ETCHINGHAM,

TO LET FOR BUSINESS PURPOSES. TO LET FOR BUSINESS PURPOSES

216-222 West 18th Street. New, fireproof 12-story loft structure, with all up-to-date

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Now Ready for Occupancy Located in the heart of New York City's great wholesale \$

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Send for descriptive booklet. . MONAHAN EXPRESS CO., Owners, 61 Greenwich Ave.

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82,500 Square Feet

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LOFTS. 59-61 ORCHARD STREET, NEAR Grand, 50x871; feet, immediate possession. Apply E. RIDLEY, 59 Allen Street, sub-base ment, 9:30 A. M. to 2 P. M., or write. REAL ESTATE. Own Your Home

\$820,767.44

Grand total forms

Consult the Tribune's Room and Board Register. A list of reliable rooms in New York. 320 Tribune Bldg .- Advt.

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MOUNTAIN LAKES, N. J. THOUSAND ACRE RESIDENTIAL PARK On Road of Anthracite

800 FT. ELEVATION. UNEXCELLED TRAIN SERVICE HEALTHIEST SPOT NEAR NEW YORK CITY TERMS



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ACTUAL LAKE RIGHTS House has huge living room with open fireplace, large entry hall, dining room, butler's pantry and kitchen with range on first floor, four master sleeping rooms, two servants' rooms, closets and two baths on second floor. Laundry in

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Photograph and floor plans sent on application. MOUNTAIN LAKES, INC.

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Offered at about % of its cost and including all the costly furnishings, stock, etc.; woods, brook, lake, gardens, paddocks, pastures, greenhouses, farm buildings. Residence has 23 rooms, 5 baths and overlooks the Sound, 2 cottages, garden and

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